

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE
N/S Bellona Avenue, 213 ft. +/- * ZONING COMMISSIONER
W of Bellona Lane
8322 Bellona Avenue * OF BALTIMORE COUNTY
8th Election District
4th Councilmanic District * Case No. 98-386-SPHA
Bellona Lane Orthopaedic Assoc., PA
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, or in the alternative, a Petition for Variance for the property located at 8322 Bellona Avenue in Towson. The Petitions were filed by the Bellona Lane Orthopaedic Associates, P.A., by James G. Linz, President. As amended at the hearing, the Petition for Special Hearing seeks approval to permit 223 parking spaces for a medical office building, shown on the site plan as Petitioner's Exhibit No. 1, as meeting the requirements of Section 409.6 of the Baltimore County Zoning Regulations (BCZR), pursuant to Section 409.12(b). Approval is also requested to amend the site plan which was previously approved in case No. 91-13-SPHA, and to amend the Order in the aforesaid case, pursuant to Section 203.4.C of the BCZR. In the alternative, variance relief is requested to permit 223 parking spaces in lieu of the required 263 spaces, as required in Section 409.6. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance and/or the Petition for Special Hearing, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was James G. Linz, President of Bellona Lane Orthopaedic Associates, P.A., property owner. Also present was David Martin, Landscape Architect, from G.W. Stephens and Associates, Inc. Mr. Martin prepared the site plan. The Petitioner was

ORDER RECEIVED FOR FILING

Date

6/5/98
M. Novak

represented by G.Scott Barhight, Esquire. Peggy Sautieri, on behalf of the Ruxton-Riderwood-Lake Roland Area Improvement Association, also appeared as an interested party.

Testimony and evidence presented was that the subject property is approximately 4.0 acres in net area, split O-R1, R.O. and D.R.3.5. The property is located at the northwest corner of the intersection of Bellona Lane and Bellona Avenue, not far from Charles Street and the Baltimore Beltway (I-695) in Towson. The property is improved with a three story building which contains the medical offices of the Towson Orthopaedic Group. The building is located towards the rear of the site, in that portion of the property zoned O-R1. The front portion of the property contains an existing driveway and a portion of the parking lot, is zoned R.O. A small strip of the western property line is zoned D.R.3.5.

The existing office building and use therein has been on the site since approximately 1989. At that time, the CRG plan was approved. Zoning relief was also granted to allow development of the property, pursuant to case No. 90-113-SPHA. Subsequently, the site was developed with the existing office building. Originally, the building contained 25,000 sq. ft. of office space. However, recently, the building has been expanded with the addition of a third floor. When fully completed, the building will contain 64,861 sq. ft.

As to the parking, a large parking field surrounds the building on several sides. The original parking layout provided 200 spaces. An additional 23 spaces are being added as a result of the construction, bringing the total parking provided to 223 spaces.

Under the parking regulations (Section 409.6) the medical office use would require 263 spaces. This total is based upon the square footage of

ORDER RECEIVED FOR FILING
6/29/98
J. G. G. G. G.
Date
BY

the building and the ratio of spaces per 1,000 sq. ft. set forth in Section 409.

Testimony and evidence offered at the hearing was that the use actually generates significantly less traffic than anticipated by the regulations. Although the entire building is used for medical offices, the nature of the practice is orthopaedic treatment and rehabilitation. Thus, the building contains a large area for rehabilitation services, including a pool, physical therapy area, etc. Moreover, there are no more than four or five doctors on the premises at any one time, plus staff.

The Petitioner has done a study of the traffic generated to the site and concluded that approximately 150 patients per day visit the premises. Additionally, the parking counts indicated that, even with construction vehicles present during the course of renovation of the building, an average of 73 vehicles were on the lot at anyone time. Using this average, it was determined that approximately 3 vehicles per 1,000 sq. ft. of space were needed. At the size of the finished building (64,861 sq. ft.), 195 spaces would be required at the ratio determined by the parking studies. The Petitioner proposes providing 223 spaces.

It was indicated that the 223 spaces will be more than sufficient for parking needs. Testimony and evidence was also presented that the loss of trees and green space, to accommodate an unnecessary parking lot, and would adversely affect neighboring properties. The Petitioner further agreed that, in the event more parking was ultimately needed, room for expansion was available and the lots would be made larger.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing and approve a modified parking plan, showing 223 spaces. In my judgment, special circumstances exist at this site relating to the use of the property. I agree with the Petition-

ORDER RECEIVED FOR FILING
Date 6/15/98
By Mr. Novak

er's assertion that an oversized lot should not be constructed and same will not be necessary. The proposed 223 spaces should accommodate the enlarged building and use. Moreover, I will condition this approval so as to require the Petitioner to expand the parking lot in the event additional spaces are ultimately needed. Lastly, having granted the Petition for Special Hearing, the Petition for Variance will be dismissed, as moot.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of June 1998 that, pursuant to the Petition for Special Hearing, approval to permit 223 parking spaces for a medical office building, be and is hereby GRANTED; and,

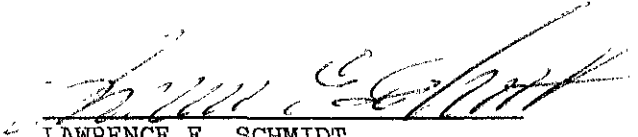
IT IS FURTHER ORDERED that a variance to permit 223 parking spaces in lieu of the required 263 spaces, as required in Section 409.6, be and is hereby DISMISSED, AS MOOT, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. In the event, the use of the subject property generates larger volumes of traffic than anticipated, thereby overcrowding the lot and causing a spill over of traffic onto adjacent properties or public roads, the Petitioner shall construct additional parking as is necessary to provide a sufficient number of spaces on the premises.
3. The relief granted herein shall be null and void in the event of a change of character of the use of the subject property. In the event of such a change, the Petitioner

ORDER RECEIVED FOR FILING
6/5/98
M. J. Gough

shall be required to amend the site plan
through a Petition for Special Hearing.

LES:mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date

By

6/8/98
Mr. G. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 5, 1998

G. Scott Barhight, Esquire
4th floor
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 8322 Bellona Avenue
Case No. 98-386-SPHA

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

Mr. James G. Linz, President
Bellona Lane Orthopaedic Assoc.
8322 Bellona Avenue
Towson, Maryland 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

8322 Bellona Avenue

which is presently zoned OR1 and RO

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

236 parking spaces as meeting the requirements of BCZR §409.6 for a ~~mixed use~~ ^{medical pks} office building as shown on the approved site plan and/or, petition for a special hearing pursuant to Section 409.12(B) of the B.C.Z.R. to determine whether or not the Zoning Commissioner should approve 236 parking spaces as meeting the requirements of B.C.Z.R. Section 409.6 for a medical ^{pks} office building as shown on the approved site plan, AND TO AMEND THE SITE PLAN IN PREVIOUSLY APPROVED CASE NO. 98-113-SPHA, ^{gdr} AND TO AMEND THE ORDER FOR THE PREVIOUSLY APPROVED SITE PLAN AS IT REFERENCES

BCZR SECTION 203.4.C. ^{gdr}

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Bellona Lane Orthopaedic Assoc., P.A.
(Type or Print Name)

Signature

By: James Linz

Signature

Address

James Linz PRES.
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

8322 Bellona Avenue

410-337-7200

Address

Phone No.

G. Scott Barhight

Towson MD 21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

(Type or Print Name)

Signature

G. Scott Barhight

(410) 832-2050

Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD 21204

Address

Phone No

4th Floor

210 W. Pennsylvania Ave

410-832-2050

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 HRS

the following date

Next Two Months

ALL ☒

OTHER

REVIEWED BY: JLL

DATE 4/16/98

98-386-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8322 Bellona Ave

which is presently zoned CP1 and RO

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.6 to permit 236 parking spaces in lieu of the required 263 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

to be presented at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

Signature

210 W. Pennsylvania Ave

Address

Phone No.

Towson, MD 21204

410-832-2050

City

State

Zipcode

Legal Owner(s):

Bellona Lane Orthopaedic Assoc., P.A.

(Type or Print Name)

By:

Signature

James Linz

(Type or Print Name)

Signature

8322 Bellona Ave

Address

410-337-7900

Phone No.

Towson, MD 21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight

410-832-2050

Name 4th Floor

210 W. Pennsylvania Ave, Towson MD 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 HRS

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JLL

DATE

4/16/98



Printed with Soybean Ink
on Recycled Paper

Revised: 9/5/95

98-386-SPHA

386

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

**Zoning Description
March 11, 1998**

Description to accompany a Variance & Special Hearing Request for:
8322 Bellona Lane Office Building
Baltimore County, Maryland

Beginning at the intersection of Bellona Avenue, 50' wide and Bellona Lane 50' wide, thence North 77 degrees 18 minutes 00 seconds West, 213.38 feet to a Point of Beginning at the Southeastern corner of the property, thence South 75 degrees 49 minutes 27 seconds West, 121.61 feet, thence South 86 degrees 03 minutes 20 seconds West, 100.71 feet, thence South 87 degrees 38 minutes 51 seconds West, 77.36 feet along the chord of a curve having a radius of 1392.40 feet, thence North 00 degrees 54 minutes 30 seconds West, 486.81 feet, thence North 87 degrees 19 minutes 48 seconds East, 444.87 feet, thence South 04 degrees 57 minutes 33 seconds East, 241.06 feet, to a point on a curve, thence South 01 degree 30 minutes 52 seconds, 48.57 feet along the chord of said curve having a radius of 215.38 feet, thence North 70 degrees 19 minutes 47 seconds West, 149.36 feet, thence South 81 degrees 47 minutes 58 seconds West, 66.88 feet, thence South 78 degrees 34 minutes 20 seconds West, 35.00 feet, thence South 20 degrees 45 minutes 05 seconds East, 227.48 feet, back to the Point of Beginning.

Containing 4.0 ± acres (174,327) square feet of land more or less.



NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.

410-825-8120 • FAX 410-583-0288

98-386-SPHA

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-386-SPHA
8322 Bellona Avenue
N/S Bellona Avenue, 213' +/-
W of Bellona Lane
8th Election District
4th Councilmanic District
Legal Owner(s):
Bellona Lane Orthopaedic
Assoc., P.A.

Special Hearing: to approve a modified parking plan and to amend the prior plan and order. In zoning case 90-113-SPHA. **Variance:** to permit 236 parking spaces in lieu of the required 263 spaces.

Hearing: Monday, June 1, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/102 May 14 - c228190

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MA/ AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 153154

JLL 386

DATE 4/16/98

ACCOUNT R001650

AMOUNT \$ 500.00

RECEIVED FROM: W.T.P. LLP.

FOR: COMM. SPHA FILING.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/16/1998 4/16/1998 10:57:47
RE: 0007 CASHIER UNT. OLM DROVES
5 MISCELLANEOUS CASH RECEIPT
No. 001650 042954 DECH
CR NO. 053152

500.00 CHECK
Baltimore County, Maryland

98-386-
CASHIER'S SPHA

CERTIFICATE OF POSTING

RE: Case # 98-386-SPHA
Petitioner/Developer:
(Bellona Lane Ortho.Assoc.)
Date of Hearing/Closing:
(June 1, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

8322 Bellona Ave. Baltimore, Maryland 21093 _____

The sign(s) were posted on _____ May 15, 1998 _____
(Month, Day, Year)

Sincerely,

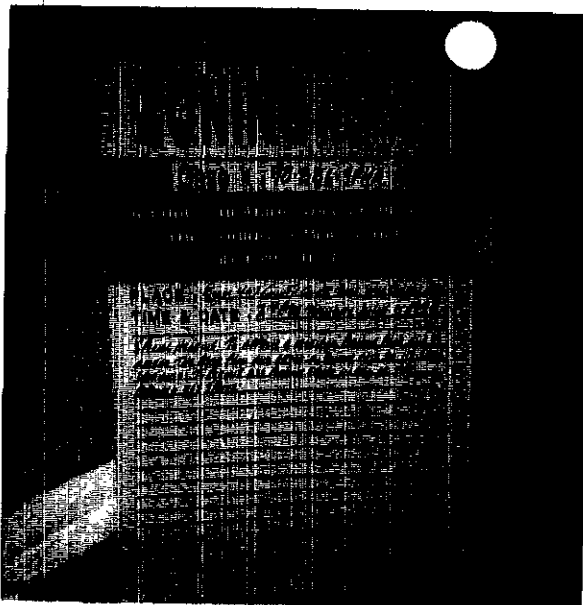

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 27, 1998


NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-386-SPHA
8322 Bellona Avenue
N/S Bellona Avenue, 213' +/- W of Bellona Lane
8th Election District - 4th Councilmanic District
Legal Owner: Bellona Lane Orthopaedic Assoc., P.A.

Special Hearing to approve a modified parking plan and to amend the prior plan and order in zoning case 90-113-SPHA. Variance to permit 236 parking spaces in lieu of the required 263 spaces.

HEARING: Monday, June 1, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: G. Scott Barhight, Esquire
Bellona Lane Orthopaedic Assoc., P.A.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 17, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Suite 400
Towson, MD 21204

410-832-2050

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-386-SPHA
8322 Bellona Avenue
N/S Bellona Avenue, 213' +/- W of Bellona Lane
8th Election District - 4th Councilmanic District
Legal Owner: Bellona Lane Orthopaedic Assoc., P.A.

Special Hearing to approve a modified parking plan and to amend the prior plan and order in zoning case 90-113-SPHA. Variance to permit 236 parking spaces in lieu of the required 263 spaces.

HEARING: Monday, June 1, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-386-SPHA
Petitioner: BELLONA LANE ORTHOPAEDIC ASSOC., P.A. - JAMES LINZ
Address or Location: 8322 BELLONA AVENUE, TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. SCOTT BARHIGHT, ESQ.
Address: AND WHITEFORD, TAYLOR & PRESTON LLP
210 W. PENNSYLVANIA AVE., SUITE 400
TOWSON, MARYLAND 21204
Telephone Number: 410-832-2050

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-386-SPHA

A PUBLIC HEARING WILL BE HELD BY:
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT 236 PARKING SPACES IN LIEU OF 263 PARKING SPACES.
AND A SPECIAL HEARING TO ^{APPROVE} ~~REVIEW~~ A MODIFIED PARKING PLAN, TO AMEND
THE PRIOR PLAN AND ORDER IN ZONING CASE # ~~90-113~~ 90-113-SPHA.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
8322 Bellona Avenue, N/S Bellona Avenue, 213' +/-
W of Bellona Lane, 8th Election District, 4th
Councilmanic

Legal Owners: Bellona Lane Orthopaedic Assoc.,
PA
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NUMBER: 98-386-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 27, 1998

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item Number: 386
Case Number: 98-386-A
Petitioner: Bellona Lane Orthopaedic Assoc.

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 16, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 6, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BELLONA LANE ORTHOPAEDIC ASSOC., P.A.

Location: DISTRIBUTION MEETING OF APRIL 27, 1998

Item No.: 386 Zoning Agenda:

Gentlemen:

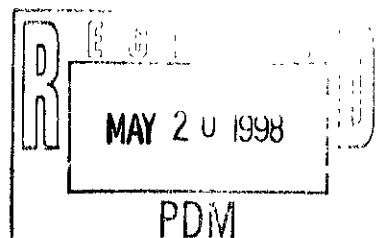
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



6/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 18, 1998

FROM: Arnold F. 'Pat' Keller, III,
Director, Office of Planning

SUBJECT: 8322 Bellona Avenue

INFORMATION:

Item Number: 386
Petitioner: Bellona Lane Orthopedic Association, P.A.
Property Size: 4.0± acres (174,327±square feet)
Zoning: OR 1 & RO
Requested Action: Variance and Special Hearing
Hearing Date: June 1, 1998 at 2:00 pm

SUMMARY OF RECOMMENDATIONS:

The Development Review Committee approved a third refinement to the CRG plan on March 13, 1998, showing a medical office building with an adjusted gross floor area of 64,861 square feet. The required parking shown was 263 parking spaces, the number provided was 263.

The plan submitted with the requested Special Hearing and Variance had eliminated a driveway connecting the parking areas and 27 parking spaces, providing a total of 236 and a large contiguous area of amenity open space on the northwest side of the property.

The petitioner should demonstrate that the 236 parking spaces provided are adequate to meet the needs of this medical office building

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK:JL:lsn

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 6, 1998

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 4, 1998
 Item Nos. 380, 381, 383, 384, 385,
 386, 387, 388, 389, 390, 391, and
 392

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley. *RBS/qp*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: April 27, 98

DATE: 5/1/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	380	<u>381</u>	391
	382	387	392
	383	388	
	384	390	

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.27.98
Item No. 386 JLL

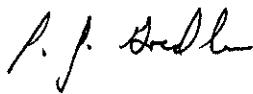
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Carol O. Shear
10 Riderwood Station
Ruxton, Maryland 21204-2050
410-321-7331

June 1, 1998

RE: Case No. 98-386-SPHA
8322 Bellona Avenue

Zoning Commissioner

I, Carol Shear, am currently a patient at Towson Orthopaedic and am receiving excellent care. Family and friends are also past or present patients. We all agree that although parking is not currently a chronic problem, it is a problem. The few spaces available are a distance away or only on Bellona Lane and if the patient is having a hip, knee, ankle, leg or foot problem, this can be a significant strain. An orthopaedic patient has mobility problems that an average medical patient doesn't face. Just getting from the car to the doctor's office can present a real challenge. Additional office and patient care building space will only exacerbate this parking problem. I hope the Zoning Commissioner will deny the petition to reduce the number of parking spaces.

Thank you for your attention.

Carol Shear

A handwritten signature in cursive script that reads "Carol Shear". The signature is written in dark ink and is positioned below the typed name.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES G. LINZ

8322 BELLONG AVE 21204

G. Scott Barhight

David Martin



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Peggy SQUITIERI

ADDRESS

Ruxton - Riderwood - Lake Roland
Area Improvement Assoc.
P.O. Box 204
Riderwood MD 21139



SITE DATA

Net Area of Site - 4.00 AC = 174,327 S.F.
 Gross Area of Site - 4.45 AC = 193,617 S.F.
 Net Area DR 3.5- 537 S.F.
 Gross Area DR 3.5- 537 S.F.

Net area OK-1 - 112,690 S.F.
 Gross area OK-1 - 119,905 S.F.
 Net area RO - 6,110 S.F.
 Gross area RO - 73,175 S.F.

Zone: OK-1, DR 3.5, RO

Tax Account No. 081600730

Existing Use: Class 'C' Office Building

Floor Area Calculations
 Existing Building 53,501
 Addition 11,360
 Total Gross S.F. 64,861
 Gross Area Less Common Area S.F. 47,273
 Total 11,588 (Under Construction B-329955)

Total 64,861

Lobby contains common non-leasable areas, rest rooms, telephone, elevator & rest or waiting areas. (No parking calculated for these areas)
 Class 'C' Office Building in OK-1 Zone - 64,861 S.F.
 Total Gross Area - 64,861 S.F.
 Total Gross Area Less Common Area - 58,379 S.F. (6,101 S.F. + 52,277 S.F.)

Floor Area Ratio Permitted 0.65 (Case No. 90-113-SPHA)

Floor Area Ratio Provided 0.64 (64,861 / 119,905 = 0.54)

Exist Building Height - 39'-0"

AMENITY OPEN SPACE

Required in OK-1 Zone: 20% of 112,690 S.F. = 22,538 S.F.
 Provided in OK-1 Zone: 29,915 S.F.
 Required in RO Zone: None, Case No. 90-113-SPHA
 Provided in RO Zone: 26,240 S.F.

CRG Plan (No. 89132) Approved On June 29, 1989

Current Planning No. VII-545

DRC 02098F Approved on Feb. 27, 1990.

Previous Commercial Building Permit:

B-031442 Approved On January 1990

B-319574 Approved On January 1990

B-329555 Approved On March 1990

All Parking Spaces Shall Be Paved With The Durable Dustless Surface, Properly Drained And All Parking Spaces Shall Be Permanently Striped In Accordance With Section 409.8A Of The B.C.Z.R. Parking Shown Hereon & Located In The R.O. Zone Exists & Is In Compliance With Section 409.8 B2 Of The B.C.Z.R.

Section 409.8 B2 in addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:

a. The land so used must adjoin or be across an alley or street from the business or industry involved.

b. Only passenger vehicles, excluding buses, may use the parking facility.

c. No loading, service, or any use other than parking shall be permitted.

d. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.

e. A satisfactory plan showing parking arrangement and vehicular access must be provided.

f. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

g. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

h. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

i. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

j. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

k. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

l. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

m. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

n. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

o. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

p. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

q. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

r. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

s. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

t. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

u. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

v. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

w. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

x. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

y. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

z. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

aa. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ab. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ac. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ad. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ae. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

af. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ag. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ah. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ai. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

aj. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ak. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

al. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

am. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

an. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ao. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ap. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

aq. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ar. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

as. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

at. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

au. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

av. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

aw. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

ax. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

ay. Any conditions not listed above which, in the judgement of the zoning commissioner, are necessary to ensure that parking facility will not be detrimental to adjacent properties.

az. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

LEGEND

- PROPERTY LINE
- ZONING LINE
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING C & G TO BE REMOVED
- PROP. CURB & GUTTER
- PROP. PARKING SPACES
- PROP. COMPACT PARKING SPACES

VICINITY MAP

SCALE: 1"=1000'

BENCH MARK: X-9870 ELEV. 399.435

DESCRIPTION: R.R. SPIKE IN MAC NORTH SIDE BELLONA AVE AND BELLONA LANE

THE PURPOSE OF THIS PLAN IS TO AMEND THE PARKING REQUIREMENTS IN PREVIOUSLY APPROVED CASE NO. 90-113-SPHA. NO OTHER CHANGES ARE PROPOSED.

VARIANCE REQUESTED

223
 Variance To Permit 236 Parking Spaces In Lieu Of 263 Required. (Section 409.6) (Or In The Alternative)

SPECIAL HEARING REQUESTED - PURSUANT TO BCZR SECTION 500.7 AND/OR 409.12 (B)

223
 236 Parking Spaces As Meeting The Requirements Of BCZR Section 409.6 for A Mixed Use Office Building As Shown On The Previously Approved Site Plan, And To Amend The Site Plan & Order In Previously Approved Case No. 90-113-SPHA.

ZONING HISTORY Case No. 90-113-SPHA

Petition for special hearing to permit the transfer of F.A.R. from an R.O. zone to an O-1 zone on the same site for the purpose of constructing a class 'C' office building has been denied on Nov. 15, 1989.

The variance to permit a freestanding, double-faced, illuminated sign of 15 s.f. per side in lieu of the required 1 s.f. sign in accordance with Petitioner's Exhibit 2, has been denied on Nov. 5, 1989.

The proposed principal use parking lot in the subject R.O. zone is not subject to the requirements of Section 203.4C, and as such, the Petition for Special Hearing has been granted on Nov. 15, 1989.

Positions for special hearing and zoning variance to allow commercial parking in and access through an R.O. zone and to permit: (a) a setback of 5 feet in lieu of the required 100 feet from an interior R.O. zone, (b) a setback of 60 feet in lieu of the required 100 feet from a D.R. 35 zone, (c) a setback of 52 feet in lieu of the required 100 feet from D.R. 16 zone, and a F.A.R. for a Class 'C' office building in an O-1 zone of 65 in lieu of the permitted 55 has been granted on 15th day of November 1989.

PLAN

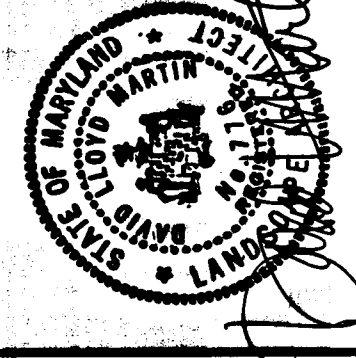
SCALE: 1"=50'

PARKING SPACES REQUIRED

BUILDING USE TABULATION	Common Use Areas (Lobby, Restrooms, Telephone, Elevators, Waiting Room Lobby) - All Located in Lobby	Non Leasable Areas (Food, Medical Supply Storage, Rehabilitation Areas, Locker Area And Lunch Room Area)	Medical Office
	6,483 S.F.	0	0
	6,101 S.F.	27.45	235.25
	52,277 S.F.	4.5 P.S./1000 S.F.	235.25
	64,861 S.F.	4.5 P.S./1000 S.F.	235.25
Total	64,861 S.F.	263.00 P.S.	

223
 Provided: 236 P.S. (Includes 7 handicap spaces and 79 compact car spaces)

Regular Parking Spaces Are - 8.5' X 19' (Min.)
 Compact Parking Spaces Are - 7.5' X 16' (Min.)
 Handicap Parking Spaces Are - 12' X 19' (Min.)
 Van Accessible Parking Spaces Are - 16' X 19' (Min.)



GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

OWNER/DEVELOPER

BELLONA LANE ORTHOPAEDIC ASSOC. P.A.

8322 BELLONA AVE. MD 21204

ELECT. DIST. #8 COUNCILMANIC DIST. #3

BALTIMORE COUNTY MARYLAND 21204.

SCALE: 1"=50' FEB. 10, 1990

[Signature]

SITE DATA

Net Area of Site: 4.00 AC = 174,327 S.F.
 Gross Area of Site: 4.45 AC = 193,617 S.F.
 Net Area of Site: 3.5 AC = 153,775 S.F.
 Gross Area of Site: 3.5 AC = 153,775 S.F.

Net Area of Site: 3.5 AC = 153,775 S.F.
 Gross Area of Site: 3.5 AC = 153,775 S.F.
 Net Area of Site: 3.5 AC = 153,775 S.F.
 Gross Area of Site: 3.5 AC = 153,775 S.F.

Zoning: CR-1, DR-3.5, RO
 Tax Map Account No. 0613001750
 Existing Use: Class "C" Office Building

Floor Area Calculations: Total Gross S.F. Gross Area Less Common Area S.F.
 Existing Building: 53,501 47,273
 New Addition: 11,360 11,105
 Total: 64,861 58,378

Lottery: contains common non-leasable areas, restrooms, telephone, elevator
 & waiting areas. (No parking calculated for these areas)
 Class "C" Office Building in CR-1 Zone
 Total Gross Area: 64,861 S.F.
 Total Gross Area: 58,378 S.F. (6,101 S.F. + 52,277 S.F.)

Floor Area Ratio Permitted 0.65 (Case No. 90-113-SPHA)
 Floor Area Ratio Provided 64,861 / 119,905 = 0.54

Exterior Building Height: 39'-0"
 AMENITY OPEN SPACE
 Requiring in CR-1 Zone: 20% of 112,680 S.F. = 22,536 S.F.
 Provided in CR-1 Zone: 29,215 S.F.
 Requiring in RO Zone: None, Case No. 90-113-SPHA
 Provided in RO Zone: 26,240 S.F.

CR-1 Plan (No. 89132) Approved On June 29, 1989
 CR-1 Plan (No. 89132) Approved On June 29, 1989
 CR-1 Plan (No. 89132) Approved On June 29, 1989

Previous Commercial Building Permits:
 B-03442 Approved On January 1990
 B-318974 Approved On January 1990
 B-328985 Approved On March 1990

All parking spaces shall be paved with the durable dustless surface.
 Principally Drained and All Parking Spaces Shall Be Permanently Shaded by
 Accurately With Section 409.8A of The B.C.Z.R. Parking Shown Hereon &
 Located in The R.O. Zone Estate & is in Compliance With Section 409.8 B2 of
 The B.C.Z.R.

Section 409.8 B2 in addition to all other applicable requirements, such
 painting facilities shall be subject to the following conditions:

- The land so used must adjoin or be across an alley or street from the
 business or industry involved.
- Only passenger vehicles, excluding taxis, may use the parking facility.
- No loading, unloading, or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, direction, hours of illumination,
 glare, and intensity, as required.
- A satisfactory plan showing parking arrangement and vehicular access
 must be provided.
- Method and area of operation, provision for maintenance, and permitted
 hours of use shall be specified, and regulated as required.
- Any conditions not listed above which, in the judgment of the zoning
 commissioner, are necessary to ensure that parking facility will not be
 detrimental to adjacent properties.

BUILDING USE TABULATION

Common Use Areas	Lottery	8,000 S.F.	0
Waiting Room (Lobby), Restrooms, Telephone, Elevators			
Normal Leasable Areas (Food, Medical Supply Storage, Rehabilitation Areas, Locker Area And Lunch Room Area)		6,101 S.F.	27,435
Medical Office		52,277 S.F.	235,225
Total		64,861 S.F.	263,000 P.S.

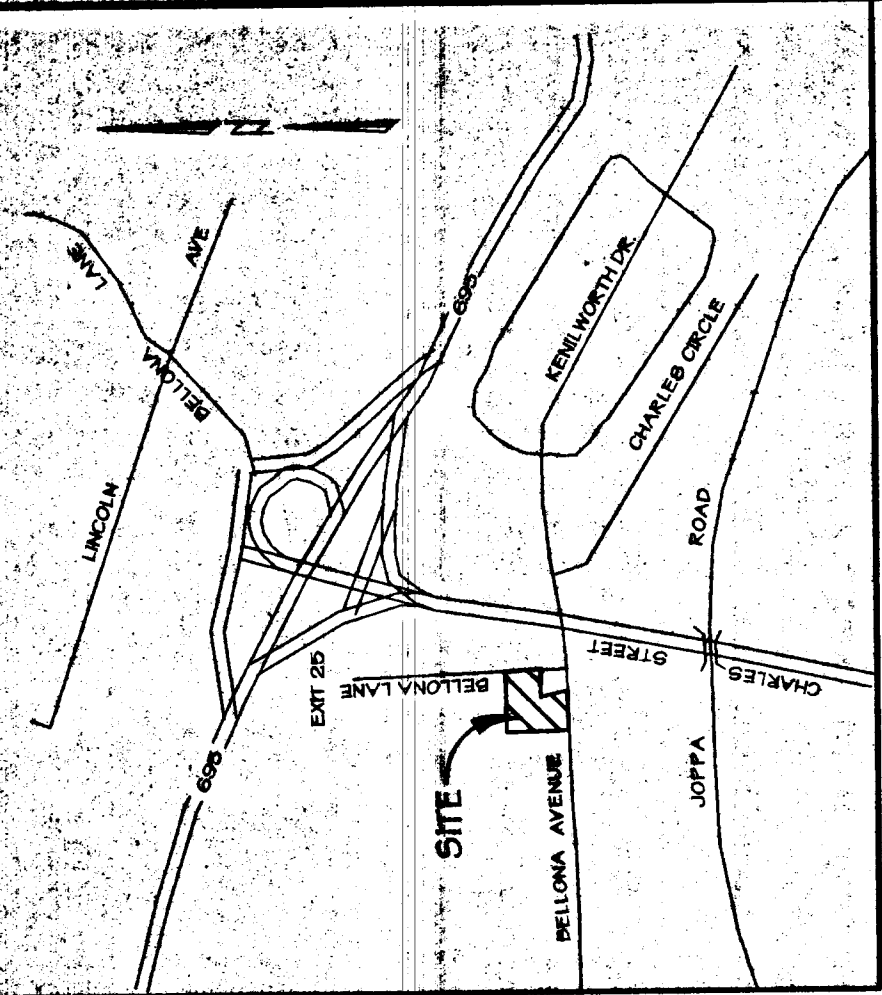
Provided 236 P.S. (includes 7 handicap spaces and 70 compact car spaces)

Regular Parking Spaces: 25 X 12' (Min)
 Compact Parking Spaces: 7'5" X 16' (Min)
 Handicap Parking Spaces: 13' X 19' (Min)
 Van Accessible Parking Spaces: 18' X 18' (Min)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 631 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 828-5126

LEGEND

- PROPERTY LINE
- ZONING LINE
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING C & G TO BE REMOVED
- PROP. CURB & GUTTER
- PROP. PARKING SPACES
- PROP. COMPACT PARKING SPACES



VICINITY MAP

SCALE: 1"=1000'

BENCH MARK: X-9970 ELEV. 399.435
 DESCRIPTION: R.R. SPIKE IN MAC. NORTH SIDE BELLONA AVE.
 AND BELLONA LANE.

THE PURPOSE OF THIS PLAN IS TO AMEND THE PARKING
 REQUIREMENTS IN PREVIOUSLY APPROVED CASE NO.
 90-113-SPHA. NO OTHER CHANGES ARE PROPOSED.

VARIANCE REQUESTED

Variance To Permit 236 Parking Spaces in Lieu Of 263 Required.
 (Section 409.6) (Or In The Alternative)

SPECIAL HEARING REQUESTED - PURSUANT TO BCZR SECTION
 500.7 AND/OR 409.12 (B)

236 Parking Spaces As Meeting The Requirements Of BCZR
 Section 409.6 for A Mixed-Use Office Building As Shown On The
 Previously Approved Site Plan, And To Amend The Site Plan
 Previously Approved Case No. 90-113-SPHA

PLAT TO ACCOMPANY PETITION
 FOR PARKING VARIANCE AND/OR PETITION FOR
 SPECIAL HEARING

BELLONA LANE OFFICE BUILDING
 8322 BELLONA AVE.

ELECT. DIST. #8 COUNCILMANIC DIST #3
 BALTIMORE COUNTY MARYLAND 21204
 SCALE: 1"=50'

OWNER/DEVELOPER
 BELLONA LANE ORTHOPAEDIC ASSOC. P.A.
 8322 BELLONA AVE. MD 21204

ZONING HISTORY Case No. 90-113-SPHA

Petition for special hearing to permit the transfer of F.A.R. from an R.O. zone to an O.I. zone on the same
 site for the purpose of constructing a Class "C" office building has been denied on Nov. 15, 1989.
 The variance to permit a freestanding, double-faced, illuminated sign of 15 s.f. per side in lieu of the required
 1 s.f. sign in accordance with Petitioner's Exhibit 2, has been denied on Nov. 15, 1989.
 The proposed principal use parking lot in the subject R.O. zone is not subject to the requirements of Section 203.4C,
 and as such, the Petition for Special Hearing has been granted on Nov. 15, 1989.
 Petitions for special hearing and zoning variance to allow commercial parking in and access through
 an R.O. zone and to permit (a) a setback of 5 feet in lieu of the required 100 feet from an interior R.O. zone,
 (b) a setback of 60 feet in lieu of the required 100 feet from a D.R. 35 zone, (c) a setback of 52 feet in lieu
 of the required 100 feet from D.R. 16 zone, and a F.A.R. for a Class "C" office building in an O-I zone
 of 65 in lieu of the permitted 55 has been granted on 15th day of November 1989.

PLAN

SCALE: 1"=50'

98-386-SPHA

